072.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,500 / 745,500
					USE VALUE:	745,500 / 745,500
					ASSESSED:	745,500 / 745,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE GRACE &
Owner 2:	OMAHONY DONAL
Owner 3:	
Street 1:	59 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RANAGHAN STEPHEN D/JEANNINE C -
Owner 2:	-
Street 1:	59 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,265 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1833 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6265.000	319,900		425,600	745,500
Total Card	0.144	319,900		425,600	745,500
Total Parcel	0.144	319,900		425,600	745,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.71 | /Parcel: 406.7

Legal Description

User Acct 45864

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,900	0	6,265.	425,600	745,500	745,500	Year End Roll	12/18/2019
2019	101	FV	260,900	0	6,265.	395,200	656,100	656,100	Year End Roll	1/3/2019
2018	101	FV	260,900	0	6,265.	395,200	656,100	656,100	Year End Roll	12/20/2017
2017	101	FV	260,900	0	6,265.	346,500	607,400	607,400	Year End Roll	1/3/2017
2016	101	FV	260,900	0	6,265.	316,100	577,000	577,000	Year End	1/4/2016
2015	101	FV	244,900	0	6,265.	279,700	524,600	524,600	Year End Roll	12/11/2014
2014	101	FV	194,900	0	6,265.	264,500	459,400	459,400	Year End Roll	12/16/2013
2013	101	FV	194,900	0	6,265.	251,700	446,600	446,600		12/13/2012

!6104!

PRINT

Date	Time
12/10/20	20:54:54

LAST REV

Date	Time
02/12/19	12:58:38
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6104

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RANAGHAN STEPHE	63479-27		4/11/2014		600,000	No	No		
MOISAN ALBERT J	47679-311		6/22/2006		450,000	No	No		
	9527-454		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	45864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
1/24/2008	Meas/Inspect	197	PATRIOT
12/18/2006	MLS	HC	Helen Chinal
3/28/2000	Inspected	270	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6265		Sq. Ft.	Site		0	70.	0.97	12									425,565						425,600	

Total AC/HA: 0.14382 | Total SF/SM: 6265 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,565 | Spl Credit | Total: 425,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392991
Depreciation:	73096
Depreciated Total:	319895

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

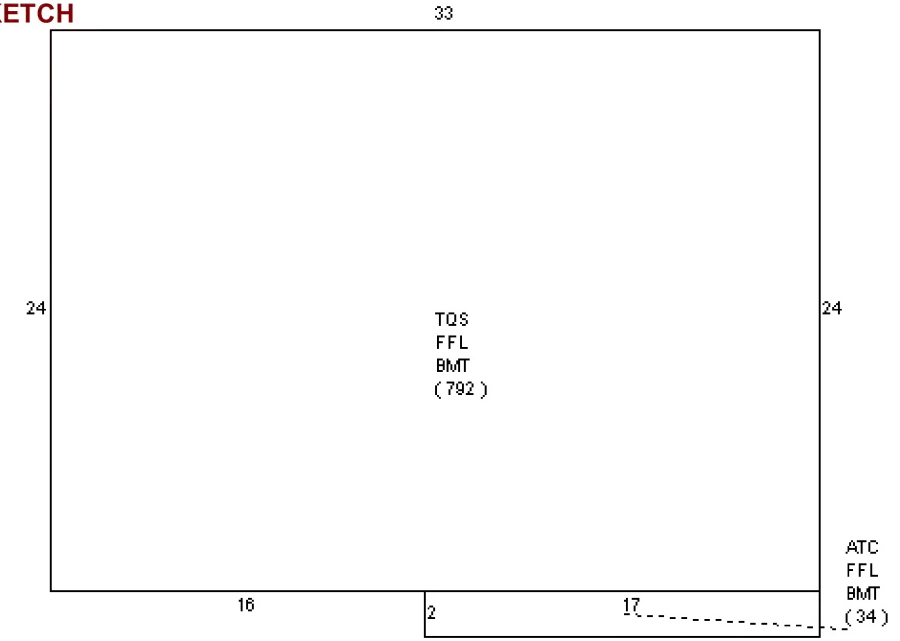
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.48
Special Features:	0	Val/Su Net:	141.67
Final Total:	319900	Val/Su SzAd	223.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	826	68.720	56,763
FFL	First Floor	826	143.170	118,256
TQS	3/4 Story	594	143.170	85,041
ATC	Attic	12	143.170	1,704
	Net Sketched Area:	2,258	Total:	261,764
Size Ad	1431.9	Gross Are	2478	FinArea 1833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	